



Floor plans shown for Devonshire Court and Temple Court NW11 have been prepared with due care, however the information is intended as a preliminary guide only. All measurements are approximate and taken to the widest point.



## Finchley Road, Golders Green NW11

Penthouse | 1807sq ft | Duplex | 3 Bedrooms | 2 Reception Rooms | Air Conditioning | Underfloor Heating |  
Luxury top floor duplex apartment in this newly-built development in Golders Green. The Beaumont is situated on the corner of Finchley Road and Helenslea Avenue, close to the amenities of Golders Green and within walking distance of Hampstead Heath. Each apartment has been carefully crafted to a high specification to provide superb living accommodation.

This air-conditioned duplex apartment offers a master bedroom with en suite bathroom, two further bedrooms, bright reception room with balcony, large fully-fitted kitchen with direct access to dining room, 2 bathroom (1 en-suite), guest cloakroom, utility room and study.

Further benefits include 12 hour concierge, secure underground parking and landscaped communal gardens.

Available unfurnished.

Long Let  
Deposit 6 Weeks Rent  
Barnet Council Band  
EPC Rating B84

**£1,300 Per Week**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

